

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
02-021	ANGELA PEDRAZA
03-308	ANTONIO & EDILTRUDIS MARTINEZ

HEARING NO. 04-2-CZ8-1 (02-21)

28-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: ANGELA PEDRAZA

- (1) RU-3b to IU-1
- (2) Applicant is requesting to permit a green belt varying from 0' to 5' in width along the interior side (east and west) property lines (8' required).
- (3) Applicant is requesting to permit 40 shrubs (50 required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Parking Lot," as prepared by Update Consultants, Inc., consisting of 1 sheet and dated 4/23/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, Block 62 of MELROSE HEIGHTS, 5TH SECTION, Plat book 17, Page 22.

LOCATION: 3582 N.W. 35 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.16 Acre

RU-3b (Bungalow Court)
IU-1 (Industry – Light)

APPLICANTS: ANTONIO & EDILTRUDIS MARTINEZ

- (1) Applicant is requesting to permit an addition to a single family residence setback a minimum of 14.7' (25' required) from the rear (S/ly) property line.
- (2) Applicant is requesting to permit a single family residence setback a minimum of 5.53' from the interior side (W/ly) property line and 6.5' from the interior side (E/ly) property line (6.86' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plan are on file and may be examined in the Zoning Department entitled "Family and Master Room Additions for Mr. & Mrs. Martinez," preparer unknown, consisting of 2 sheets, dated received October 20, 2003. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 3, BROADMOOR MANOR, Plat book 50, Page 29.

LOCATION: 3400 N.W. 95 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6,322 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)